

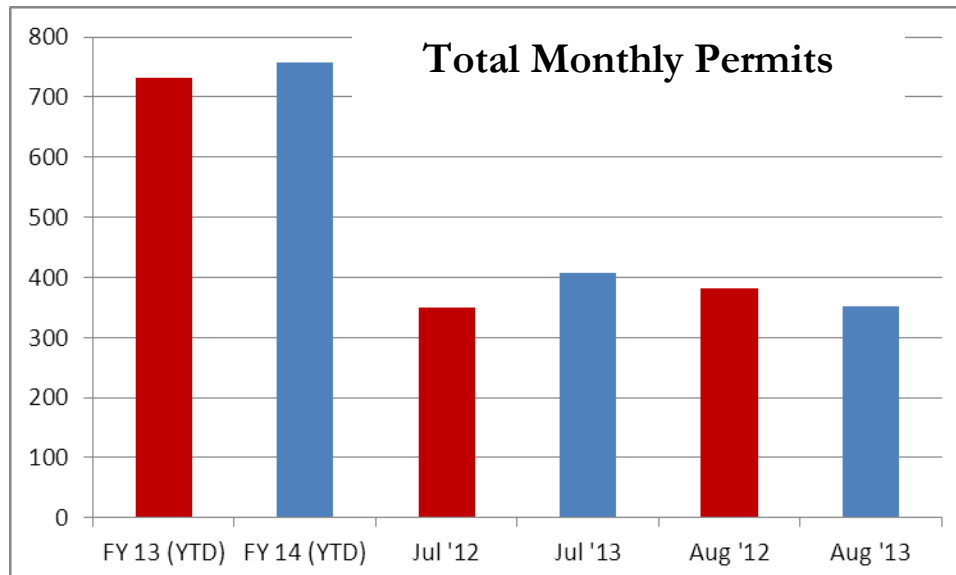


## Community Planning and Development Services Monthly Activity Report (through August 2013)

### Building Permits

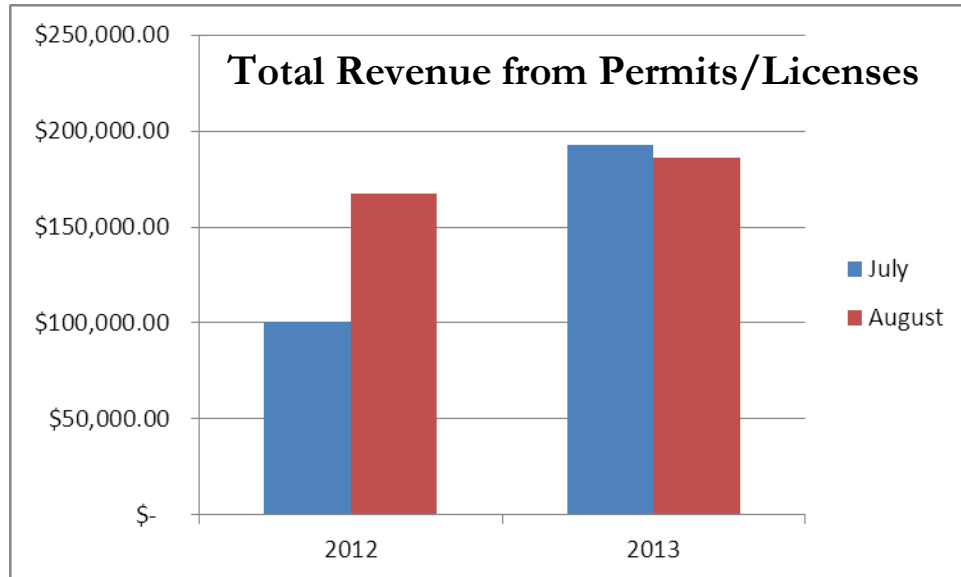
Just two months into the new fiscal year, it is too soon to forecast any real trends with permit activity. So far, the number of permits issued in July and August is in line with the volume issued at this point last fiscal year (which was a year with a significant amount of permit activity).

	FY 13 (Jul '12 and Aug '12)	FY 14 (YTD)	July and August Comparison			
			Jul '12	Aug '12	Jul '13	Aug '13
Building Permits						
Residential/Commercial	171	173	59	112	97	76
Single-family	4	2	0	4	1	1
Demolition	2	2	0	2	2	0
Fire Protection	57	85	35	22	44	41
Mechanical, Electrical, Plumbing	454	464	236	218	245	219
Occupancy						
Residential/Commercial	41	31	17	24	18	13
Single-family	2	1	2	0	0	1
<b>Total Permits Issued by Type</b>	<b>731</b>	<b>758</b>	<b>349</b>	<b>382</b>	<b>407</b>	<b>351</b>

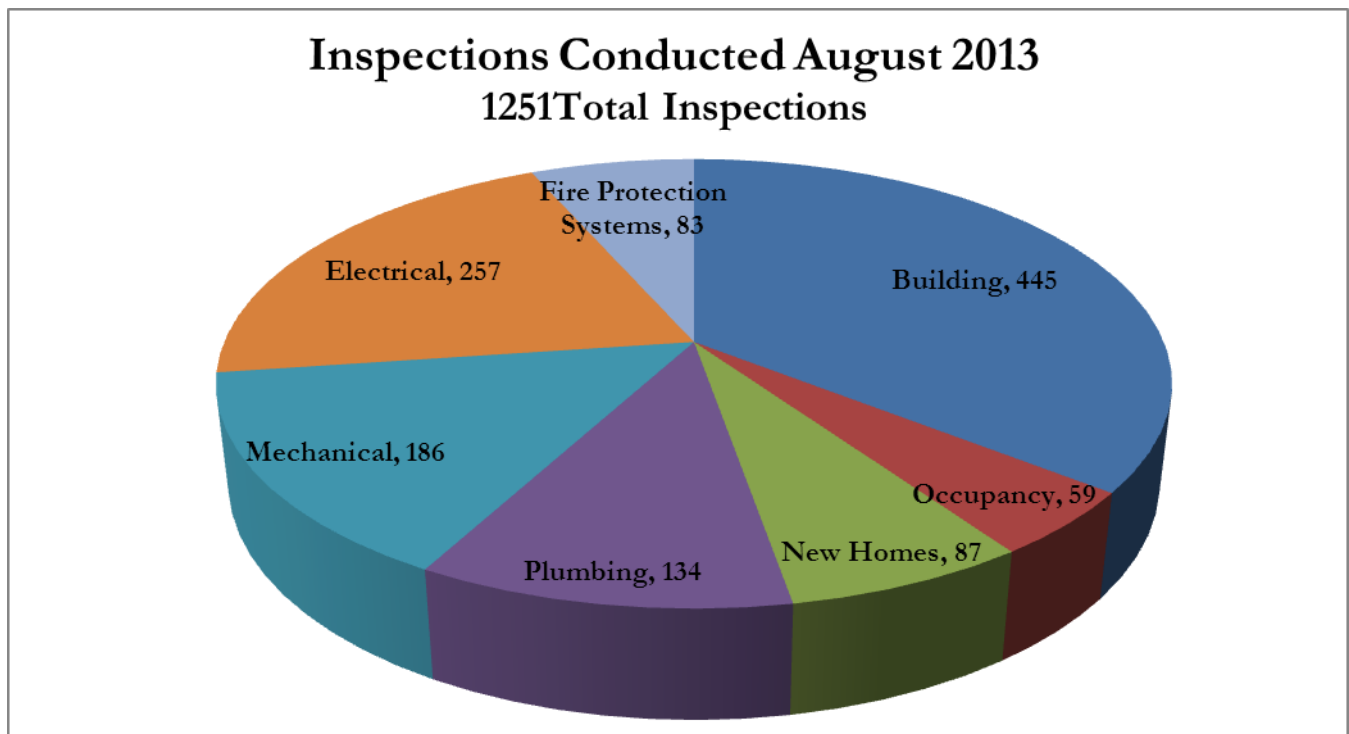


## Revenue from Permits

Revenue generated from permits issued so far is above the amount generated at this point last year. However revenue can fluctuate significantly from month to month, and is impacted by large projects securing permits (Duball and Meso Scale Diagnostics received permits for tenant work last month).

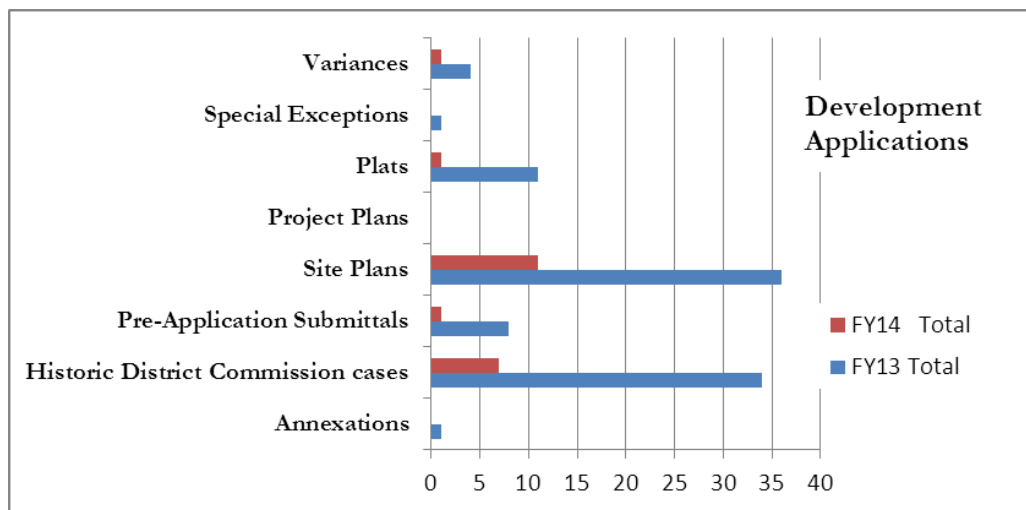


## Inspections



## Development Review Cases

	<b>FY13 Total</b>	<b>FY14 Total</b>
Annexations	1	0
Historic District Commission cases	34	7
Pre-Application Submittals	8	1
Site Plans	36	11
Project Plans	0	0
Plats	11	1
Special Exceptions	1	0
Variances	4	1
<b>Total</b>	<b>95</b>	<b>21</b>



## Zoning Enforcement

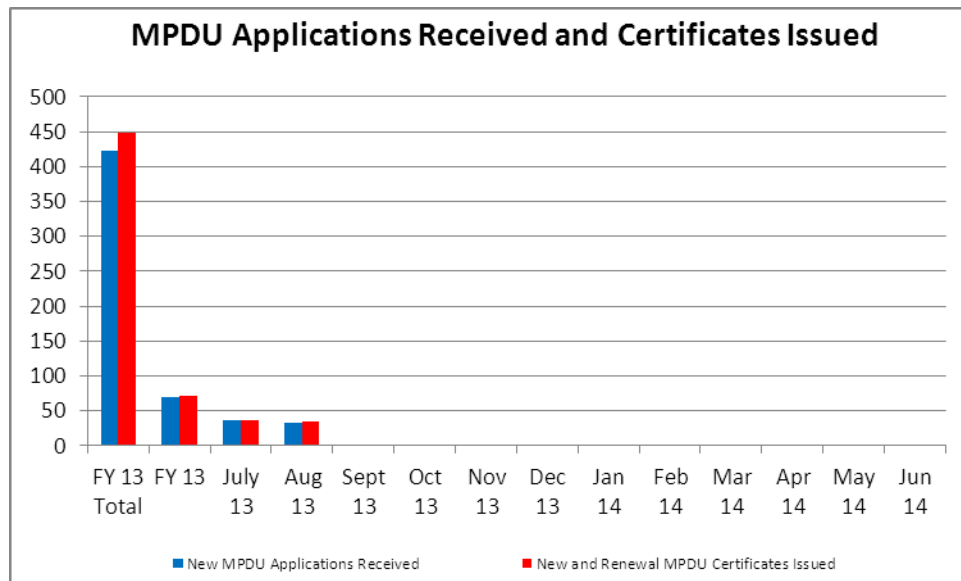
	<b>FY 2013 Total</b>	<b>FY 2014 Total</b>	<b>August 2013</b>
Zoning Violations	67	6	2

## Sign Permit Applications

	<b>FY 2013 Total</b>	<b>FY 2014 Total</b>	<b>August 2013</b>
Sign Permit Applications	223	32	16
Sign Permits Issued	239	35	28
Sign Review Board Cases	5	0	0

## Housing and Community Development Block Grant

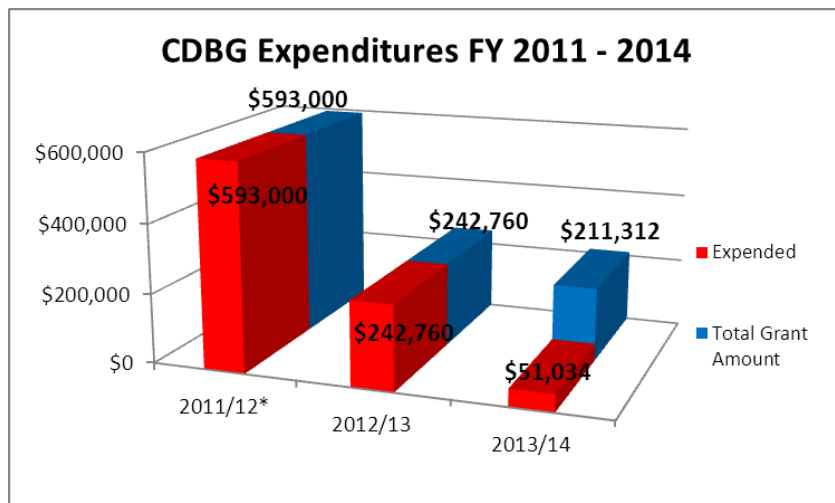
### Moderately Priced Dwelling Units



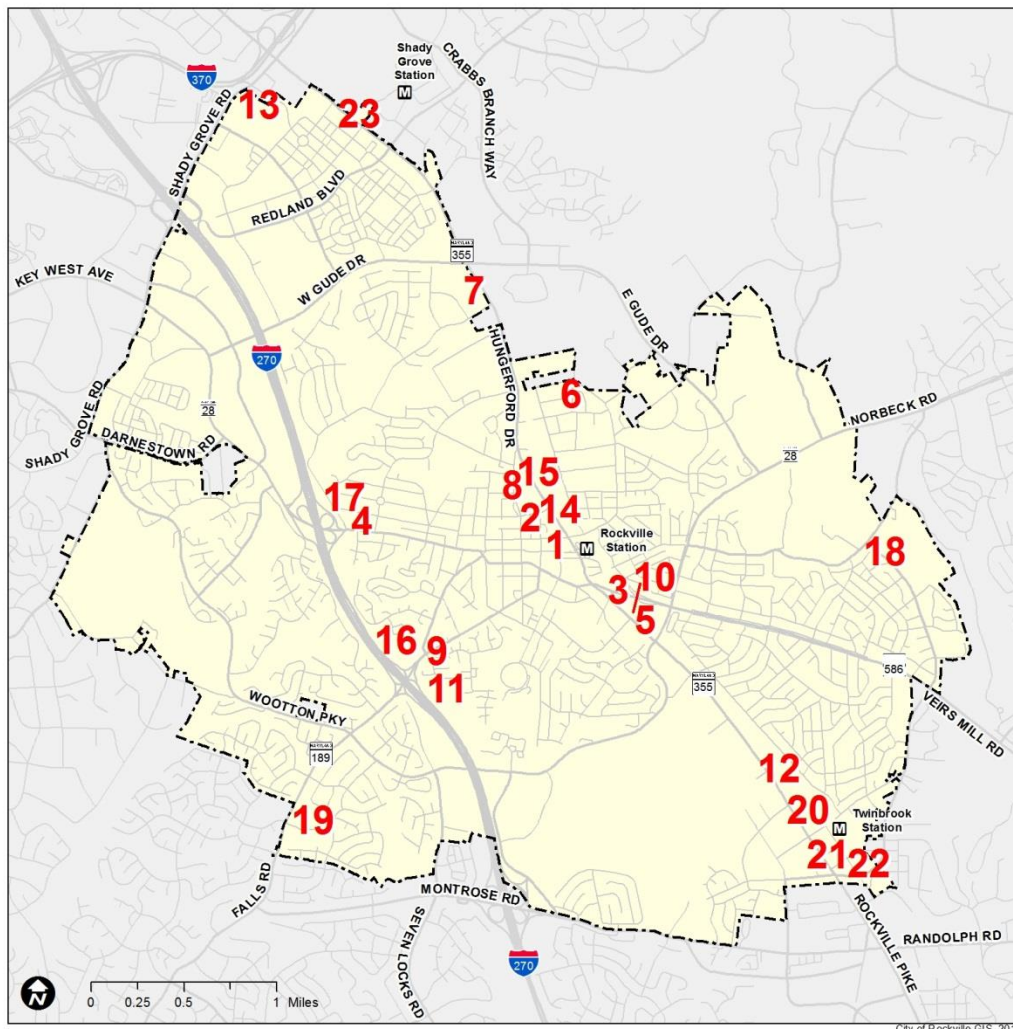
\* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

### Community Development Block Grant (CDBG)

- Three single-family rehabilitation projects have been completed under the Year 38 contract and three additional projects are underway.
- The FY14/Year 39 contract has been executed with Montgomery County.



## Major Development Review Projects around the City



Note: View an interactive map of these projects online at [www.rockvillemd.gov/developmentwatch](http://www.rockvillemd.gov/developmentwatch)

### Pre-Application Submittals

1. **198 East Montgomery Avenue (Duball Rockville):** Pre-application for a proposed amendment to PDP1994-0001E to allow for the addition of 178 dwelling units to Block 2 and application of a currently approved non-residential parking waiver to the residential uses. File #: PAM2014-00062
2. **275 N. Washington Street (Brightview, Rockville Town Square):** Pre-application for a proposed 195-unit Senior Multi-family Development and Retail Use. File #: PAM2013-00061
3. **702 Rockville Pike (Enterprise Rent-a-Car):** Pre-application for a proposed auto rental facility. Applicant will utilize the existing on-site building for the primary use and proposes the construction of a 1,720 square foot auto wash as an accessory use to the auto rental business. File #: PAM2013-00058
4. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
5. **Vacant Lot between 736 and 804 Rockville Pike (Urgent Care Rockville):** Pre-application submittal for a proposed new Medical Office building. File #: PAM2013-00060
6. **900 Westmore Avenue (Church of God Iglesia de Dios of Rockville):** Proposed demolition of an existing church and construction of a new church with additional on-site parking. File #: PAM2013-00059

7. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

#### **Major Applications In Process**

8. **275 N. Washington Street (former Giant Site):** Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. File #: PLT2013-00522 (approved), PLT2013-00524 (approved) and STP2013-00145, STP2013-000159
9. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114
10. **718 Rockville Pike (Patient First Medical Center):** Major Site Plan Amendment for a new medical office building and change of use to an existing building on-site to allow a restaurant use. File #: STP2013-00162. Approved 9/11/2013.
11. **1235 Potomac Valley Road (Potomac Valley Nursing Home):** Proposed site modifications including expansion of on-site parking. File #: STP2013-00164.
12. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: STP2013-00165

#### **Recently Completed Applications**

13. **Shady Grove Road, south of Pleasant Road (WSSC Water Storage Tank):** Proposed development of an elevated water storage tank. File #: STP2013-00154
14. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
15. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
16. **651 Great Falls Road (Julius West Middle School):** Proposed installation of two (2) portable classroom buildings. Approved July 25, 2013. File #: STP2013-00156
17. **731 West Montgomery Avenue (Child Care Center):** Special Exception Application for the expansion of an existing Child Care Center. Denied July 13, 2013. File #: SPX2013-00387
18. **951 Twinbrook Parkway (Meadow Hall Elementary School):** Proposed installation of one (1) portable classroom building. Approved May 29, 2013. File #: STP2013-00155
19. **1514 Dunster Road (Ritchie Park Elementary School):** Proposed installation of one (1) portable classroom building. Approved June 20, 2013. File #: STP2013-00158
20. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 792 multi-family residential units *and* Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. Approved April 16, 2012 *and* March 13, 2013. File #: PJT2012-00002 *and* STP2013-00140
21. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 356 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
22. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
23. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139